

87-1-X 917-1-X 909 763 760 750 740 730 720 710 700 690 680 670 660 650 640 630 620 610 600 590 580 570 560 550 540 530 520 510 500 490 480 470 460 450 440 430 420 410 400 390 380 370 360 350 340 330 320 310 300 290 280 270 260 250 240 230 220 210 200 190 180 170 160 150 140 130 120 110 100 90 80 70 60 50 40 30 20 10 0

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for GROUP CHILD CARE CENTER - CLASS B

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser.

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s): WILLIAM A. LIPINSKI

(Type or Print Name)

HENRY FLORINI, JACK FLORINI

(Type or Print Name)

JOHN N. FLORINI, JOHN FLORINI

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

City and State

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of June, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of July, 1986, at 2:30 o'clock

Carl Jahn
Zoning Commissioner of Baltimore County.

(over)

87-1-X 917-1-X 909 763 760 750 740 730 720 710 700 690 680 670 660 650 640 630 620 610 600 590 580 570 560 550 540 530 520 510 500 490 480 470 460 450 440 430 420 410 400 390 380 370 360 350 340 330 320 310 300 290 280 270 260 250 240 230 220 210 200 190 180 170 160 150 140 130 120 110 100 90 80 70 60 50 40 30 20 10 0

District 1174 Date of Posting 6/13/86

Posted for: Special Exception

Petitioner: William A. Lipinski, et al.

Location of property: NW/4 Harford Rd., 242' SW of Fork Rd.

Location of Sign: Facing Harford Rd., across 30' E. of the S.W. 1/4 of the 2nd P. of the 1st Sec. of the 1st T. of the 1st R. of Baltimore County, Md.

Remarks: By Order of Arnold Jahn, Zoning Commissioner of Baltimore County

Posted by: William A. Lipinski Date of return: 6/13/86

Number of Signs: 1

87-1-X 917-1-X 909 763 760 750 740 730 720 710 700 690 680 670 660 650 640 630 620 610 600 590 580 570 560 550 540 530 520 510 500 490 480 470 460 450 440 430 420 410 400 390 380 370 360 350 340 330 320 310 300 290 280 270 260 250 240 230 220 210 200 190 180 170 160 150 140 130 120 110 100 90 80 70 60 50 40 30 20 10 0

Beginning on the northwest side Harford Road, 242 feet southwest of Fork Road, thence the four following courses and distances:

N. 27° 30' W. 555 Ft.
S. 61° 40' W. 200 Ft.
S. 27° 32' E. 546.5 Ft.
N. 64° 11' E. 200 Ft. to the place of beginning.
Containing 2.5 acres, in the 11th Election District. Also known as 12536 Harford Road.



OFFICE COPY

87-1-X 917-1-X 909 763 760 750 740 730 720 710 700 690 680 670 660 650 640 630 620 610 600 590 580 570 560 550 540 530 520 510 500 490 480 470 460 450 440 430 420 410 400 390 380 370 360 350 340 330 320 310 300 290 280 270 260 250 240 230 220 210 200 190 180 170 160 150 140 130 120 110 100 90 80 70 60 50 40 30 20 10 0

TOWSON, MD. June 19, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 19, 1986.

THE JEFFERSONIAN,

Susan Schuler O'Brien
Publisher

Cost of Advertising

22.00

87-1-X 917-1-X 909 763 760 750 740 730 720 710 700 690 680 670 660 650 640 630 620 610 600 590 580 570 560 550 540 530 520 510 500 490 480 470 460 450 440 430 420 410 400 390 380 370 360 350 340 330 320 310 300 290 280 270 260 250 240 230 220 210 200 190 180 170 160 150 140 130 120 110 100 90 80 70 60 50 40 30 20 10 0

Middle River, Md. June 19, 1986

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 19th day of June, 1986

James P. ... Publisher.

87-1-X 917-1-X 909 763 760 750 740 730 720 710 700 690 680 670 660 650 640 630 620 610 600 590 580 570 560 550 540 530 520 510 500 490 480 470 460 450 440 430 420 410 400 390 380 370 360 350 340 330 320 310 300 290 280 270 260 250 240 230 220 210 200 190 180 170 160 150 140 130 120 110 100 90 80 70 60 50 40 30 20 10 0

11th Election District

Case No. 87-1-X

LOCATION: Northwest Side of Harford Road, 242 feet Southwest of Fork Road (12536 Harford Road)

DATE AND TIME: Monday, July 7, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Class B Group Child Care Center

Being the property of William A. Lipinski, et al., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JAHN
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Mr. William A. Lipinski
Mr. Henry Florini
Mr. Jack Florini
Mr. John Florini
7917 High Point Road
Parkville, Maryland 21234

June 3, 1986

87-1-X 917-1-X 909 763 760 750 740 730 720 710 700 690 680 670 660 650 640 630 620 610 600 590 580 570 560 550 540 530 520 510 500 490 480 470 460 450 440 430 420 410 400 390 380 370 360 350 340 330 320 310 300 290 280 270 260 250 240 230 220 210 200 190 180 170 160 150 140 130 120 110 100 90 80 70 60 50 40 30 20 10 0

RE: PETITION FOR SPECIAL EXCEPTION
NW/4 of Harford Rd., 242' SW of Fork Rd.
(12536 Harford Rd.)
11th Election District
William A. Lipinski, et al - Petitioners
Case No. 87-1-X

TIME: 9:30 a.m.

DATE: Monday, July 7, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 020073

DATE 6/18/86 ACCOUNT 01-615-000 vices of Health

AMOUNT \$ 100.00 F&B

RECEIVED FROM William A. Lipinski

FOR SE # 404

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

NW/4 of Harford Rd., 242' SW of Fork Rd. (12536 Harford Rd.): OF BALTIMORE COUNTY

11th District

WILLIAM A. LIPINSKI, et al., Case No. 87-1-X

Petitioners

87-1-X 917-1-X 909 763 760 750 740 730 720 710 700 690 680 670 660 650 640 630 620 610 600 590 580 570 560 550 540 530 520 510 500 490 480 470 460 450 440 430 420 410 400 390 380 370 360 350 340 330 320 310 300 290 280 270 260 250 240 230 220 210 200 190 180 170 160 150 140 130 120 110 100 90 80 70 60 50 40 30 20 10 0

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

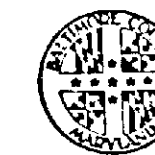
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 17th day of June, 1986, a copy of the foregoing Entry of Appearance was mailed to William A. Lipinski, Henry Florini, Jack Florini, and John Florini, 7917 High Point Rd., Parkville, MD 21234, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JAHN
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 1, 1986

Mr. William A. Lipinski
Mr. Henry Florini
Mr. Jack Florini
Mr. John Florini
7917 High Point Road
Parkville, Maryland 21234

RE: PETITION FOR SPECIAL EXCEPTION
NW/4 of Harford Rd., 242' SW of Fork Rd.
(12536 Harford Rd.)
11th Election District
William A. Lipinski, et al - Petitioners
Case No. 87-1-X

Gentlemen:

This is to advise you that \$58.65 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make payment to Baltimore County, Maryland, and remit to Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 021769

DATE 7/1/86 ACCOUNT R-01-615-000

AMOUNT \$ 58.65

RECEIVED FROM Mr. Henry Florini

FOR Advertising & Posting re Case 87-1-X

VALIDATION OR SIGNATURE OF CASHIER

IN RE: PETITION SPECIAL EXCEPTION
NW/4 of Harford Road, 242' SW
of Fork Road (12536 Harford
Road) - 11th Election District
William A. Lipinski, et al,
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-1-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception for a Class B group child care center, as more particularly described on Petitioners' Exhibit 1.

Henry Florini, one of the Petitioners, appeared. Linda Bratcher, Administrator for Children's Corner Child Care Center, Inc., the Contract Purchaser, also appeared and was represented by Counsel. Martin J. Hanna, III, a registered professional engineer, testified on their behalf. There were no Protestants.

Testimony indicated that the subject property, zoned R-O and R.C.5, is located on Harford Road, just south of Fork Road, and is improved with the old Fork Elementary School, which was utilized by the Board of Education for approximately 40 years. See Petitioners' Exhibits 2 and 3. The school building consists of one floor with four classrooms and a basement and satisfies the Building Code. The Petitioners propose to use the building as a child care center for 60 to 80 children, ages 2 1/2 to 10, operating from 7:00 a.m. to 6:00 p.m. Appropriate licensure will be required from the Department of Health. In fact, Ms. Bratcher has 12 years of experience in the field and is presently licensed in Baltimore City. The adjacent property is zoned B.L. and is being used by the Post Office and for retail uses. It was proffered that the community is quite in favor of the proposed use and that it would be an important addition to the area. See Petitioners'

Exhibit 4. Mr. Hanna testified that, in his opinion, all conditions delineated in Section 502.1, Baltimore County Zoning Regulations (BCZR), will be satisfied and that there are no negative connotations associated with the proposed use.

The Petitioners seek relief from Sections 203.3.B.1 and 1A04.2.B, pursuant to Section 502.1, BCZR.

It is clear that the BCZR permits the use requested by the Petitioners in an R-O and an R.C.5 Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions, as more fully described below.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioners' Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the

- 2 -

property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of July, 1986, that the Petition for Special Exception for a Class B group child care center be and is hereby GRANTED from and after the date of this Order.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl
cc: Stephen J. Nolan, Esquire
Ms. Linda Bratcher
People's Counsel

Mr. A. Jablon
Page 2
May 22, 1986

It is requested the site plan be revised prior to a hearing date being set.

Very truly yours,

[Signature]
Charles Lee, Chief
Bureau of Engr. Access
Permits

by: George Wittman

CL-GW:es
enclosures

ORDER RECEIVED FOR FILING

DATE July 23, 1986
BY [Signature]

ORDER RECEIVED FOR FILING

DATE July 23, 1986
BY [Signature]

ORDER RECEIVED FOR FILING

DATE July 23, 1986
BY [Signature]

- 3 -

U. S. POSTAL SERVICE ROUTING SLIP		DEPT. OFFICE OR ROOM NO.	APPROVAL SIGNATURE DATE
TO:			
1			
2			
3			
4			
5			
6			
FROM:	Jesse F. Stocker Postmaster, Fork, MD 21224		EXTENSION ROOM NO.
DATE	7-3-86		
REMARKS:	I feel a child care center at the proposed location, would be an asset to the neighborhood.		
PETITIONER'S EXHIBIT 4			

87-1-X

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
day of June, 1986.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner William A. Lipinski, et al Received by: James E. Dyer
Petitioner's Attorney [Signature] Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: June 23, 1986
Norman E. Gerber, AICP
FROM: Director, Office of Planning & Zoning
SUBJECT: Zoning Variance Petition No. 87-1-X

This office believes that the proposed use is quite appropriate for this former Baltimore County School facility; however, the plan should be revised in accordance with the comments of this office's representative to the Zoning Plans Advisory Committee.

[Signature]
Norman E. Gerber, AICP

NEG:JGH:bjs

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 20, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo

Chairman

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Mr. William A. Lipinski
7917 High Pt. Road
Parkville, Maryland 21234

RE: Item No. 404 - Case No. 87-1-X
Petitioner: William A. Lipinski, et al
Petition for Special Exception

Dear Mr. Lipinski:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

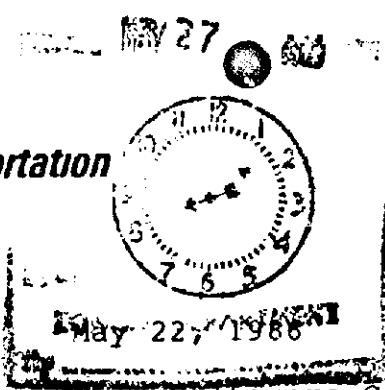
JED:kbb

Enclosures

cc: Hanna Fire Engineering Corporation



Maryland Department of Transportation
State Highway Administration



William K. Hoffmann
Secretary
Hal Kassoff
Administrator

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Baltimore County
Item #404
Property Owner: Henry
Florini, et al
Location: NW/4 Harford
Road (Route 147) 242'
SW of Fork Road
Existing Zoning: B.L. and
R.C. 5
Proposed Zoning: Special
Exception for a group
child care center -
Class B
Acres: 2.5
District: 11th

ATTENTION: JAMES DYER

Dear Mr. Dyer:

On review of the submittal for the proposed Day Care Center, and field inspection, the State Highway Administration will require the site plan to be revised.

The revised plan must show modification of the existing circular entrance, with S.H.A. Type "A" concrete curb and gutter improvements along the frontage of the site.

Be advised this modified access will only be acceptable for the above use, any additional change or major modification will require a single point of access of 25'-35' in widths and channelization to meet SHA standards.

A 20' ingress and egress width must be maintained through out.

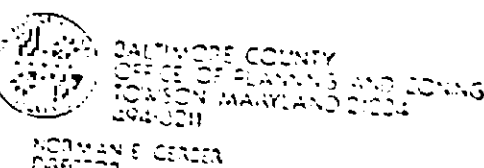
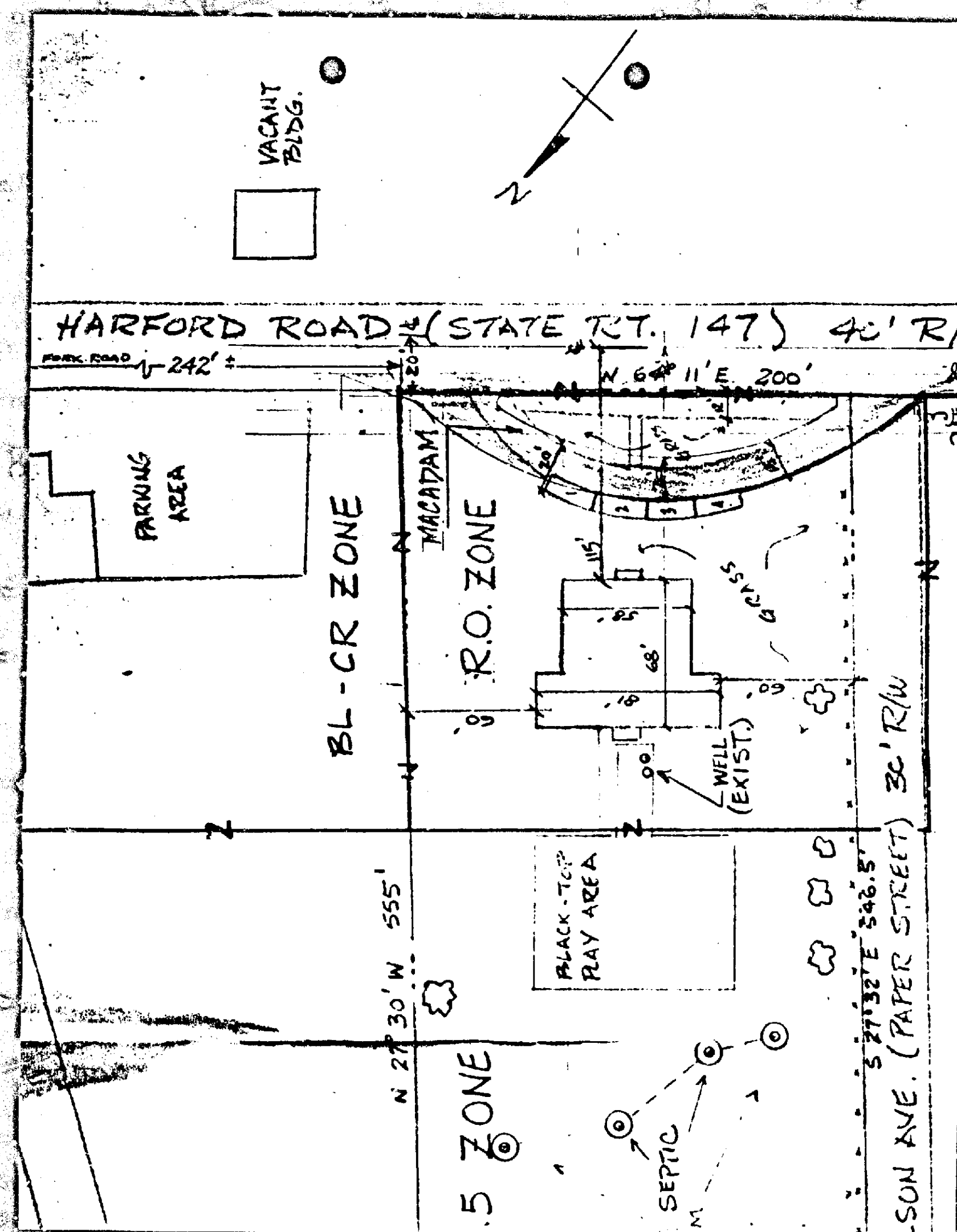
S.H.A. Type "A" concrete curb and gutter must be offset 24' from the centerline of Harford Road, with the existing 60' Right-of-Way (30' 1/2 section) and proposed 80' Right-of-Way (40' 1/2 section) shown.

Any and all work within the S.H.A. Right-of-Way must be through S.H.A. Permit with the posting of a Bond or Letter of Credit to guarantee construction.

Continued

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717

6/22/87



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

June 17, 1986

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

There are no site planning factors requiring comment.

A County Review Group Meeting is required.

A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.

This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.

A record plat will be required and must be recorded prior to issuance of a Building Permit.

The access to this site is not satisfactory.

The circulation on this site is not satisfactory.

The parking arrangement is not satisfactory.

This property contains soils which are defined as wetlands, and development on these soils is prohibited.

Construction in or alteration of the Floodplain is prohibited under the provisions of Section 20-59 of the Development Regulations.

Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

The proposed Development Plan was approved by the Planning Board.

The proposed site plan complies with Baltimore County Landscaping Manual, Bill 100-79. No Building Permit may be issued until a Reserve Capacity Use Certificate has been issued. The Certificate Service fee is \$100.00.

The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 100-79, and its operations change are re-evaluated annually by the County Council.

Additional comments:

CC: James Howell

Europe A. Sater
Chief, Current Planning and Development



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

May 20, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Zoning Plans Advisory Committee

Re: Property Owner: Henry Fiorini, et al

Location: NW/4 Harford Rd., 242' SW of Fork Road

Item No.: 404 Zoning Agenda: Meeting of 5/20/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Noted and Approved
Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

June 5, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 104: Zoning Advisory Committee Meeting are as follows:

Property Owner: Henry Fiorini, et al
Location: NW/4 Harford Road, 242 feet SW of Fork Road
District: 11th.

APPLICABLE ITEMS ARE CIRCLED:

(X) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 87-45, the Maryland Code for the Building and Apes (L.A.M.C. 20-1-1 - 20-1-10) and other applicable Codes and Standards.

(X) A building and other miscellaneous permits shall be required before the start of any construction.

(X) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

(X) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

(X) All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire of party exterior wall within 3'-0" of an interior lot line.

(X) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office must be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

(X) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

(X) When filing for a required Change of Use/occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or depending on the occupancy load.

(X) The proposed project appears to be located in a Flood Plain. Flood/Overturn. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill 87-45. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

(X) Comments: Not more than six children under 24 years of age permitted unless building is made to comply to an "Institutional Use Group II" category. See Council bills #50-85 and #51-85. See Code Sections 307.3, 304.1 for use group. Building shall comply with Table 501 for the proposed use.

(X) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 112 of the County Office Building at 211 Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Shuman
B. C. E. Shuman, Chief
Building Plans Section

4/27/86

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 404, Zoning Advisory Committee Meeting of MAY 20, 1986

Property Owner: HENRY FIORINI

Location: NW/4 Harford Rd., 242' SW of Fork Rd. District 11

Water Supply: Private Sewage Disposal: Private

COMMENTS ARE AS FOLLOWS:

() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

() Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for each installation/s before work begins.

() A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

() A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

(X) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 404 Zoning Advisory Committee Meeting of MAY 20, 1986
Page 2

() Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.

() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.

() Soil percolation tests (have been/must be) conducted.

() The results are valid until _____

() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.

() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test _____

() shall be valid until _____

() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

() If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

() Others: The Health Dept. recommends approval of this petition after petitioner has adequately addressed Health Dept. comments dated Feb 6, 1986. (SEE Attached Letter.)

Jan J. Foxrest
Jan J. Foxrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

June 19, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 404 -22C-
Property Owner: Henry Fiorini, et al
Location: NW/4 Harford Road, 242 feet SW of Fork Road

Existing Zoning: B-1 and R.C. 5
Proposed Zoning: Special Exception for a group child care center - Class B

Acres: 2.5 acres
District: 11th Election District

Dear Mr. Jablon:

All access to this site must meet the State Highway Administration's standards.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt



12,536 HARFORD RD.
CASE # 87-1-X

PETITIONER'S
EXHIBIT 6

6/22/87

Schedule of Children's Program

7:00A.M.	Open : Free play
8:30	Clean-up
8:45	Breakfast
9:00	Circle Time
9:30	Large muscle activities/free play indoors
10:15	Quiet activities: story time, music, art, games, science
10:30	Free play outdoors
11:20	Clean-up, transition time
11:30	Lunch
12:00P.M.	Transition time; stories, rest
2:30	Afternoon snack
3:00	Outdoor activities/indoor free play
5:00	Music/Stories/Fingerplays
6:00	Center closes

THE CHILDREN'S CORNER CHILD CARE CENTER

An outline of our day care program for parents

EXHIBIT 5

Equipment

Furnishings are scaled to size to allow for a comfortable work position.

Materials are provided for dramatic play to facilitate such activities as housekeeping, transportation, and community roles.

Materials which encourage coordination such as block building, art activities, puzzles, and small manipulatives.

Materials for manipulation and experimentation are placed at convenient heights throughout the center. Materials, such as sand and water, books and records.

Large blocks with accessories such as trucks, cars, animals, people, as well as unit blocks and table blocks.

Equipment, both indoor and out, appropriate to vigorous play and large muscle development: jungle gym, balancing equipment, wheel toys, swings, climbers, ladders, and digging areas with accessories.

Birthdays and Holidays

Children enjoy sharing birthdays with classmates. This can be a very enjoyable learning experience. If you would like to share a cake or cupcakes, please advise the staff in advance. We will be celebrating most major holidays and welcome donations of appropriate items. Please do not include balloons or similar toys.

Toys from Home

Please discourage your child from bringing toys to the center. It is difficult to share toys for a young child. Those items frequently used at nap time are excepted.

If your child insists on bringing items from home, please encourage those types of items which may be shared and enjoyed by the group: books, records, games, nutritious snacks, etc.

Parents

Close communication is important in order to provide the best possible experiences for your child. We encourage you to share your child's progress with us. Please feel free to discuss your concerns with us, but please arrange a private consultation with the Director rather than an open discussion in front of the children.

Our comprehensive program includes:

Activities

Our hours of operation are Monday through Friday, 7:00A.M. to 6:00P.M. Tuition is \$5.00 per week, no provisions before 7:00A.M. or after 6:00P.M. and must assess a late charge of \$5.00 for every 1/2 hour or fraction thereof.

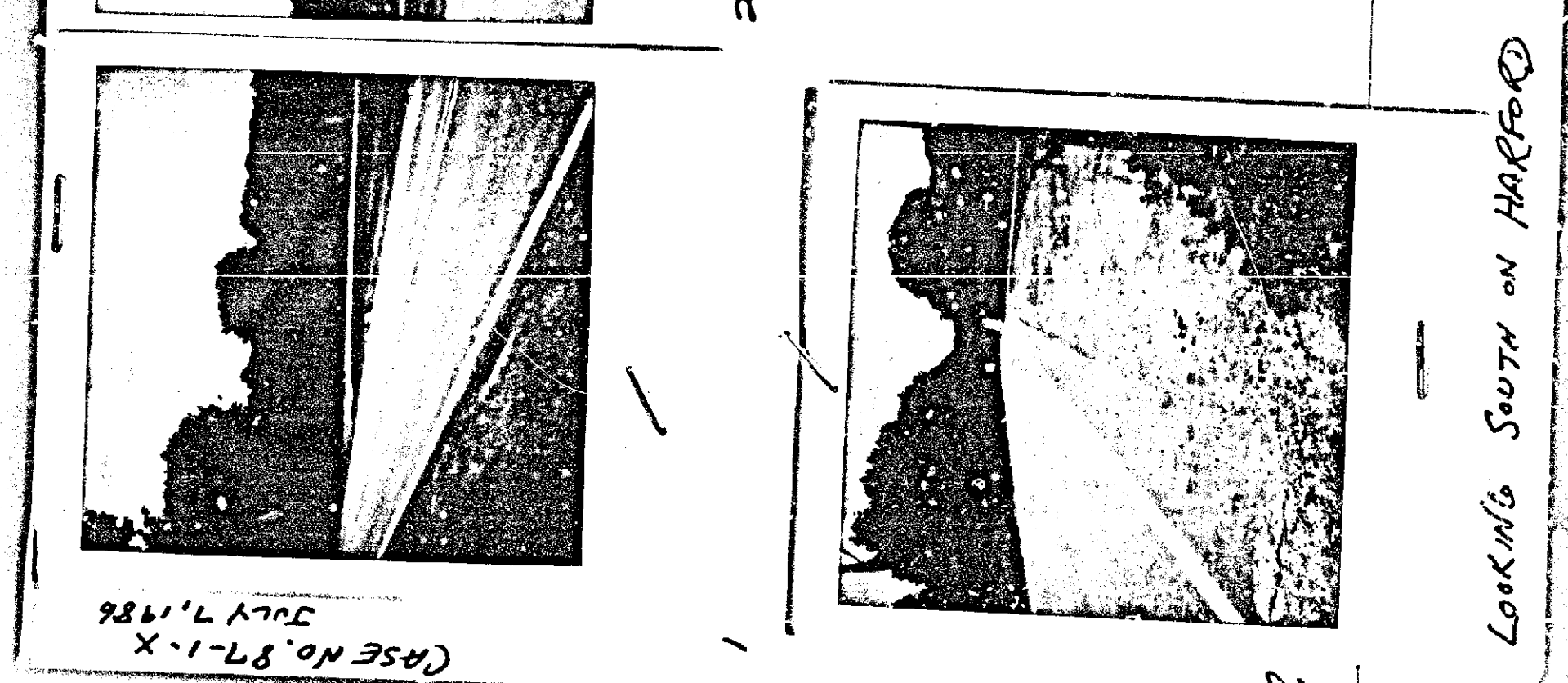
An additional charge of \$10.00 is assessed for checks returned by the bank NSF. After the second such returned check, tuition must be paid by money order, cash, or certified check.

A late fee of \$5.00 is applicable when tuition is paid after date due.

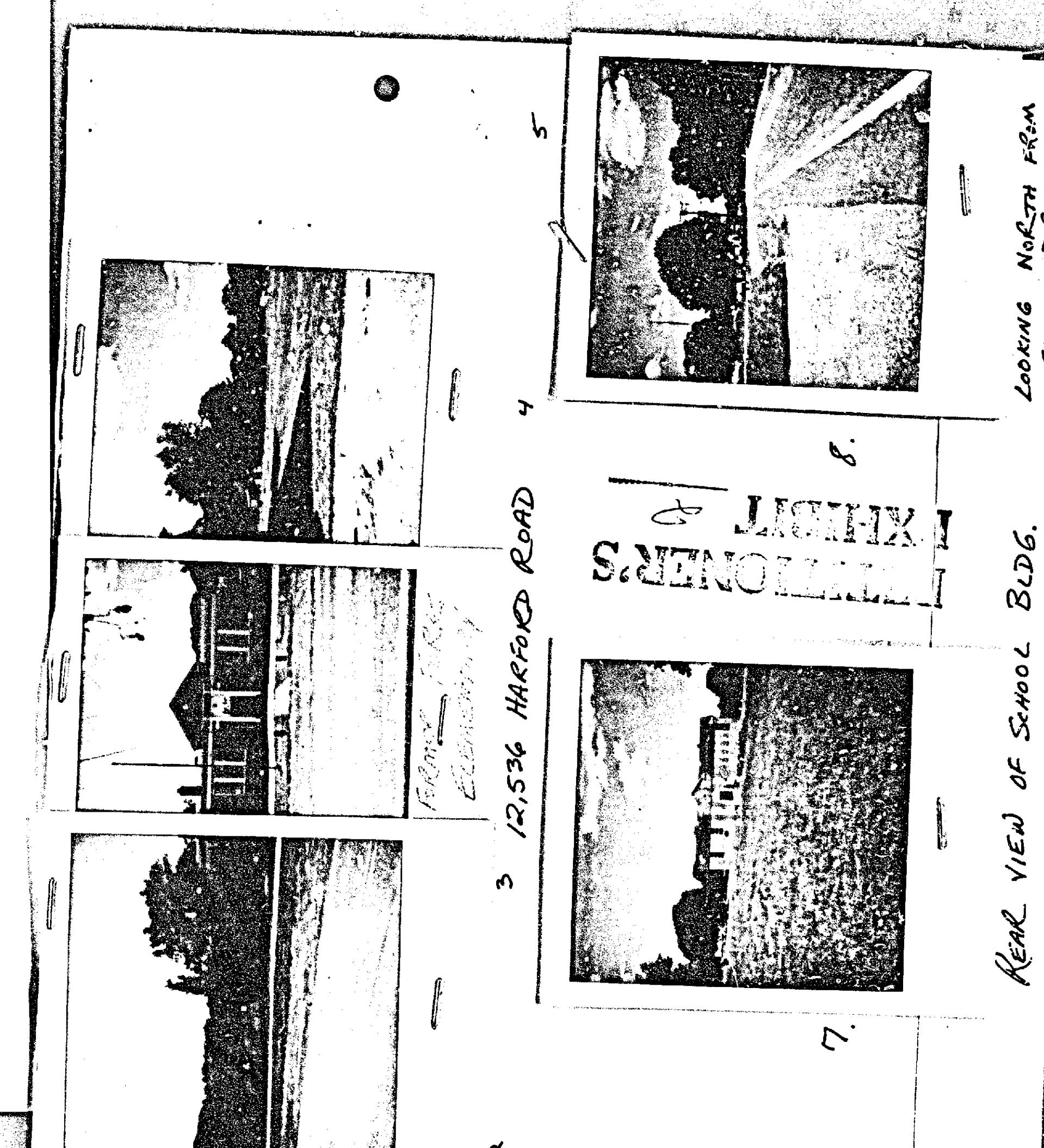
The Children's Corner will be closed on the following holidays:

January 1 : New Year's Day
Good Friday
May 1 : Mother's Day
July 4 : Independence Day
Labor Day
Thanksgiving Day
Friday after Thanksgiving Day
December 25 : Christmas Day
December 31 : New Year's Eve Day

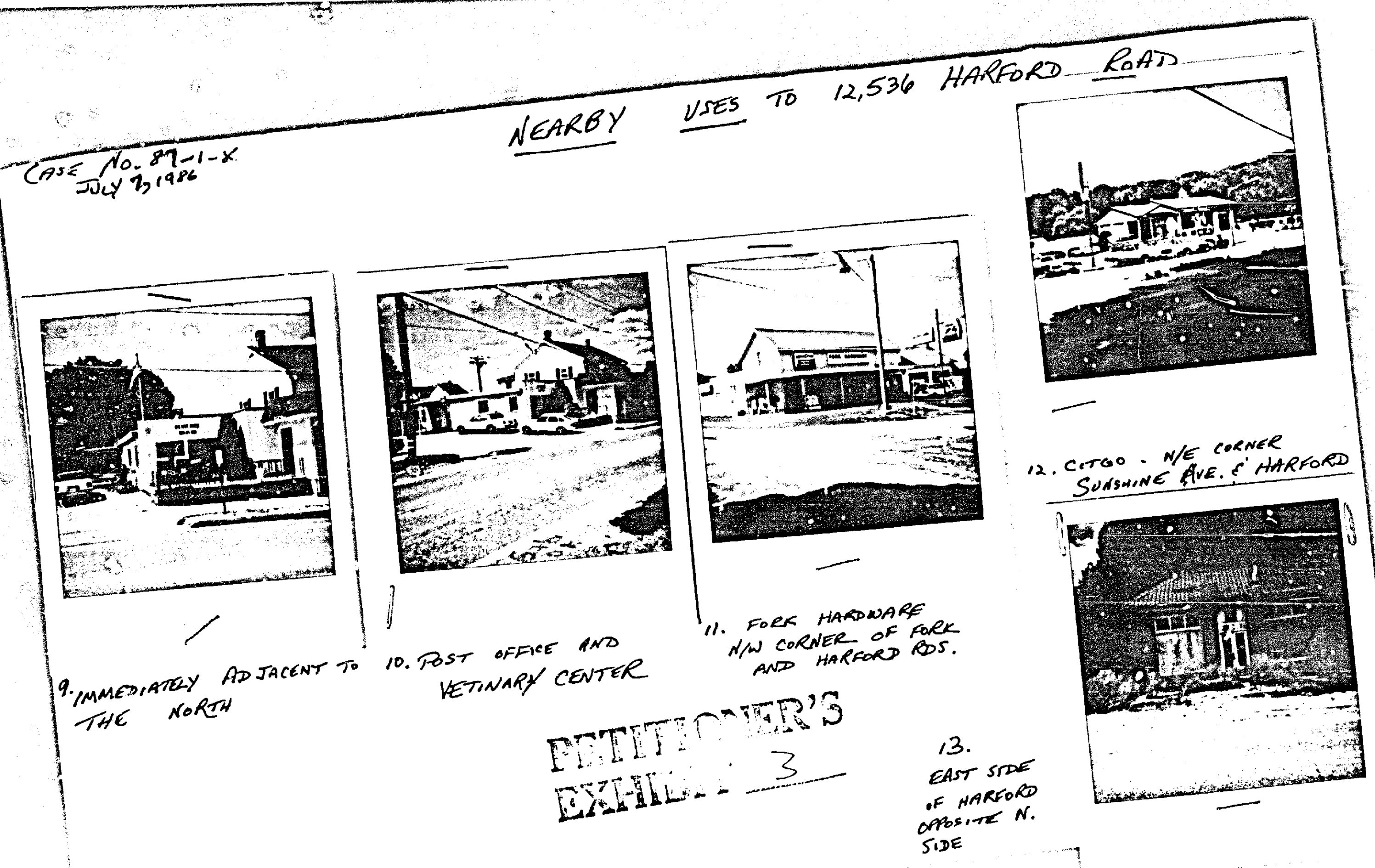
THE CHILDREN'S CORNER IS OPERATED IN COMPLIANCE WITH THE BALTIMORE CITY HEALTH DEPARTMENT ORDINANCES AND REGULATIONS GOVERNING DAY NURSERIES.



LOOKING SOUTH ON HARFORD



LOOKING NORTH FROM SCHOOL DRIVEWAY



13. EAST SIDE OF HARFORD OPPOSITE N. SIDE

PETITIONER'S EXHIBIT 3

9. IMMEDIATELY ADJACENT TO THE NORTH
10. POST OFFICE AND VETERINARY CENTER

12. CITY OF - N/E CORNER SUNSHINE AVE. & HARFORD

11. FORD HARDWARE N/W CORNER OF FORD AND HARFORD RDS.

NEARBY USES TO 12,536 HARFORD ROAD

CASE NO. 87-1-X
JULY 1986

Schedule

Periods of physically active play are alternated with more quiet activities such as stories, discussions, songs, art activities, etc.

Snacks and meals are served with aid from the children in preparation and clean-up.

A hot lunch is served at noon followed by a rest period.

Outdoor activities are planned daily except in the case of extremely inclement weather. Appropriate attire must be provided by the parent.

Space

As children learn through movement, sufficient space is provided for movement between areas and space for active play is available.

Outdoor activities are benefitted through the use of: sunny and shaded areas, equipment for large muscle development, areas for quiet play, digging, water play, and sufficient equipment for all children.

Each child has her/his own space for coats, clothing, and possessions.

Each child has a cot for naps which is situated in a specific place each day for rest times.

Food Services

Breakfast, lunch and snacks are served daily.

Children are included in the preparation and serving of the food.

The meals and snacks served are balanced nutritionally and served attractively.

Meals are served with no longer than a three hour interval.

Current menus are posted as served.

Tuition and Fees

Tuition is payable one week in advance on the first day of attendance. A registration fee of \$20.00 is required and will be applied to the last week's tuition when a minimum of two week's notice of termination is given. With less than two weeks notice the registration deposit is forfeited.

Because of operational expenses, tuition charges are applied at all times, with the exception of absences longer than two weeks at which time half-rates will apply. The Children's Corner reserves the right to fill the vacancy in the event of an absence longer than two weeks.

Arrivals and Departures

A good day depends on a good start. Please bring your child in the center in the morning and make sure his/her presence is recognized by the adult in charge. If the class is outside, walk your child to the playground.

When you return for your child, please be certain the adult in charge is aware of your arrival. Please be on time: it is upsetting to a child to be left beyond normal departure time.

It is important that you notify the center if someone other than yourself is to pick up your child.

PLEASE USE THE REAR ENTRANCE AND PARKING LOT AREA ONLY. THERE IS NO PARKING IN FRONT OF THE BUILDING. CHILDREN ARE NOT TO BE DISCHARGED NOR WILL THEY BE PERMITTED TO LEAVE THE CENTER BY THIS ENTRANCE. PLEASE COOPERATE.

Illness

If your child has become ill during the day you will be notified as soon as possible. It is necessary that children who are ill be isolated from the other children. Group centers by law are required to refuse admittance to a child who is ill. You are urged to plan ahead for a responsible adult to be on call in case of an emergency.

Outdoor Play

Children need outdoor time everyday except in the case of very bad weather. Your child should be well enough to participate in our time outside. If a child is not well enough to play outside, s/he should probably be at home.

Please provide your child with the appropriate clothing for outdoor play.

Mittens, boots, snowpants/snowsuits, and extra clothing (especially socks) for winter are necessary as we go outside every day. Bathing suits, cover-up or T-shirt, towel, and shorts are appropriate in the summer as we play in the water often. For spring and fall, boots and rain-coats are necessary.

Clothing and Bedding

Please dress your child comfortably for active play so s/he will feel free to participate in all activities. We encourage self-help skills: clothing which your child can easily handle is most appropriate.

At least one complete set of clothing must remain at the center. All children have accidents occasionally and should be expected. Please refrain from expressing surprise or dismay. Your child is probably upset already. Please mark all belongings and try to exchange extra clothing for appropriate size and season. Your child also will require a small blanket, sheet or large towel, and a pillow for rest time. These must be laundered on the weekend and returned on Monday.

The purpose of the program:

To help children grow by considering:

- the individual potential of all children
- the need for an environment rich in healthy experiences
- the importance of adult relationships in providing love and security

To provide situations in which a child can teach himself to grow

To aid parents in any way possible:

- provide good nutrition
- maintain reasonable hours of operation
- stress involvement in child's daily living experiences
- referral to Health authorities if requested or needed
- provide peace of mind regarding care of child while parent is at work

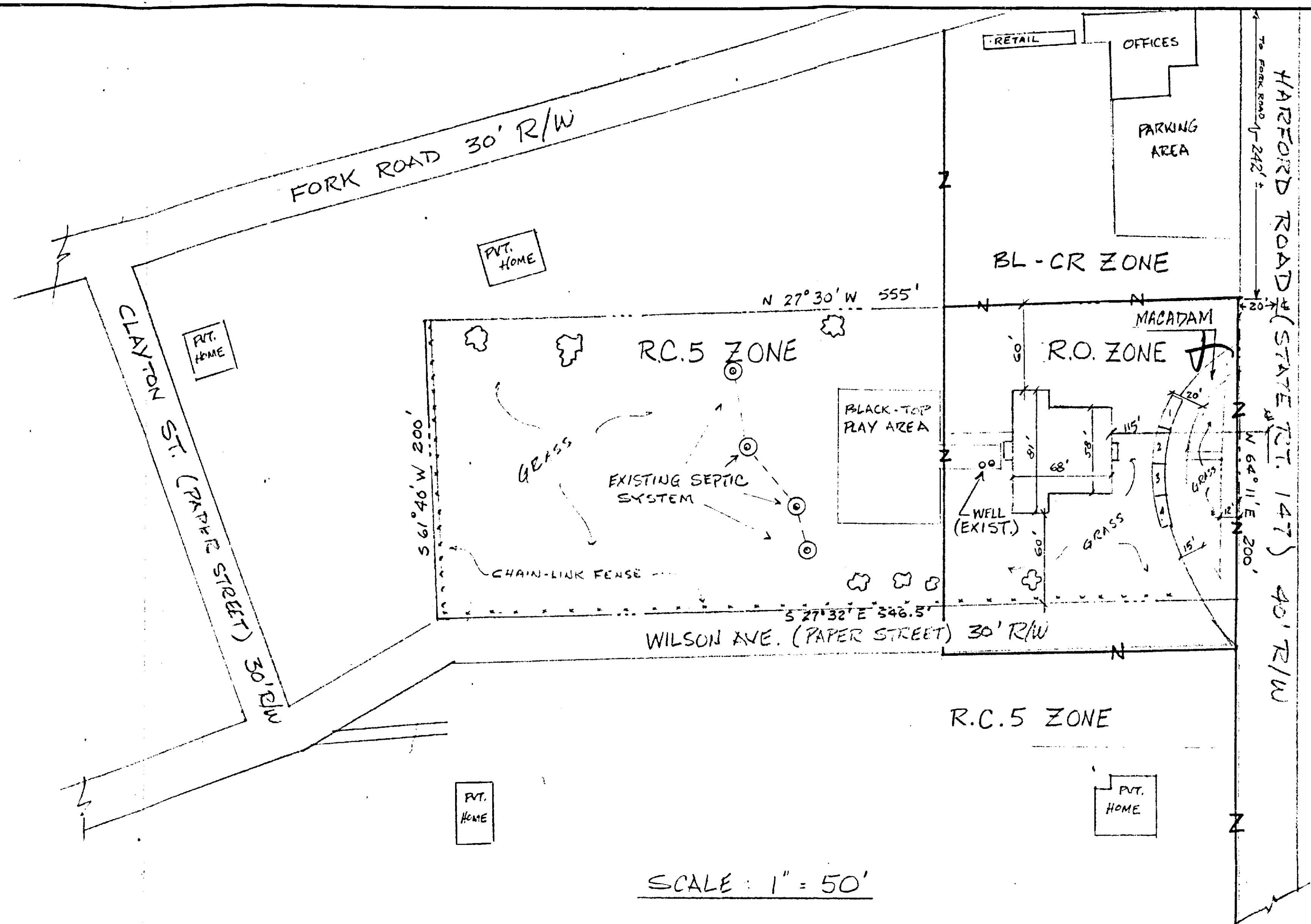
A program of physical development is important:

A program designed to promote maximum physical development will contribute to the child's social and emotional needs and intellectual growth. Such a program will enable a child to learn the skills necessary for his/her happy and secure future.

- it will prepare him/her for future school activities
- it will develop a child's curiosity and experimentation
- it should give the child the opportunity to grow at his/her own rate
- it should give the child the richer experiences needed to complete growth in each stage of development
- it should enable the child to grow inwardly, outwardly, and emotionally

Program Objectives

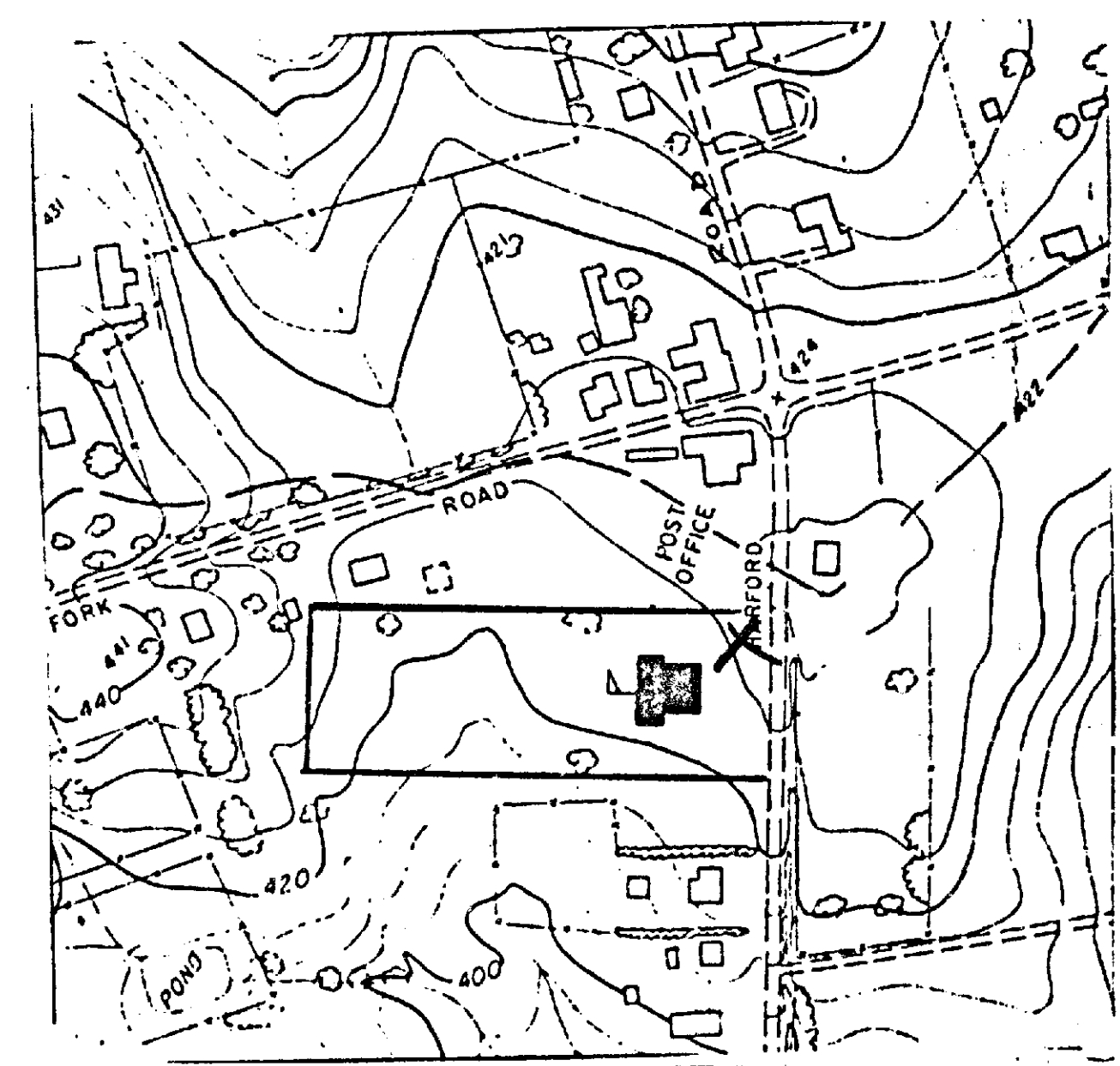
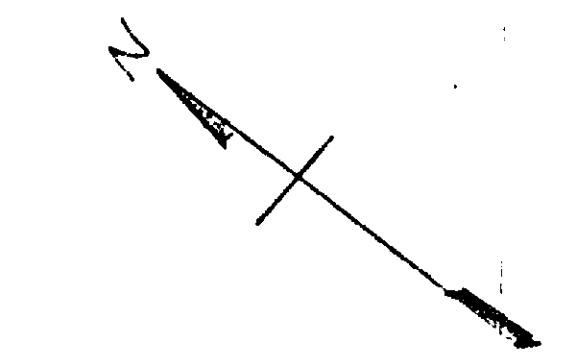
1. Provide a safe, secure, caring environment for children two through ten years on a part or full time basis.
2. Provide parents of children enrolled in the center with the security that their children are well cared for in a loving, secure environment.
3. Provide an atmosphere structured to foster family ties.
4. Provide an atmosphere in which the development of socialization skills are encouraged with the emphasis on cooperation, self-awareness, and positive self-image.
5. Provide balanced meals, foster nutrition awareness through hands-on experiences.
6. Provide learning experiences which foster knowledge by providing positive reinforcement of attempts to accomplish new tasks and explorations on an individual level.



SCALE: 1" = 50'

FORMERLY "FORK ELEMENTARY SCHOOL"
BALTIMORE COUNTY BOARD OF EDUCATION
PROPOSED USE - CHILD DAY CARE CENTER

VACANT BLDG.



SCALE 1" = 200'
DATE OF PHOTOGRAPHY APRIL 1958
LOCATION FORK
SHEET N. E. 16-1

SITE INFORMATION FOR 12,536 HARFORD ROAD

ELECTION DISTRICT NO. 11
DEED REFERENCE LIBER 6272 FOLIO 664
OWNERS: WILLIAM A. LIPINSKI, HENRY FIORINI, JOHN FIORINI, JACK FIORINI
PREVIOUS USE: BALTIMORE COUNTY ELEMENTARY SCHOOL
PROPOSED USE: CHILD DAY CARE CENTER
PARKING REQUIRED: TOTAL 4
1/TEACHER X 3 TEACHERS = 3
1/DIRECTOR X 1 DIRECTOR = 1
PARKING AVAILABLE: TOTAL 4

#404
12536
86-530 X
OFFICE COPY

Hanna Fire Engineering Corporation
704 East Joppa Road, Suite 702 Baltimore, Maryland 21204-3048 Telephone (301) 921-6824

TOLERANCES (EXCEPT AS NOTED)		REVISIONS			THE CHILDREN'S CORNER 12,536 HARFORD ROAD
		NO.	DATE	BY	
DECIMAL	±	1			DRAWN BY: SCALE 1" = 50' CHK'D: DATE APP'D: MATERIAL TRACED:
FRACTIONAL	±	2			
ANGULAR	±	3			
	±	4			

6/22/87

IN RE: PETITION SPECIAL EXCEPTION
NW/4 of Harford Road, 242' SW
of Fork Road (12536 Harford
Road) - 11th Election District
William A. Lipinski, et al,
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-1-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception for a Class B group child care center, as more particularly described on Petitioners' Exhibit 1.

Henry Florini, one of the Petitioners, appeared. Linda Bratcher, Administrator for Children's Corner Child Care Center, Inc., the Contract Purchaser, also appeared and was represented by Counsel. Martin J. Hanna, III, a registered professional engineer, testified on their behalf. There were no Protestants.

Testimony indicated that the subject property, zoned R-O and R.C.5, is located on Harford Road, just south of Fork Road, and is improved with the old Fork Elementary School, which was utilized by the Board of Education for approximately 40 years. See Petitioners' Exhibits 2 and 3. The school building consists of one floor with four classrooms and a basement and satisfies the Building Code. The Petitioners propose to use the building as a child care center for 60 to 80 children, ages 2 1/2 to 10, operating from 7:00 a.m. to 6:00 p.m. Appropriate licensure will be required from the Department of Health. In fact, Ms. Bratcher has 12 years of experience in the field and is presently licensed in Baltimore City. The adjacent property is zoned B.L. and is being used by the Post Office and for retail uses. It was proffered that the community is quite in favor of the proposed use and that it would be an important addition to the area. See Petitioners'

Exhibit 4. Mr. Hanna testified that, in his opinion, all conditions delineated in Section 502.1, Baltimore County Zoning Regulations (BCZR), will be satisfied and that there are no negative connotations associated with the proposed use.

The Petitioners seek relief from Sections 203.3.B.1 and 1A04.2.B, pursuant to Section 502.1, BCZR.

It is clear that the BCZR permits the use requested by the Petitioners in an R-O and an R.C.5 Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions, as more fully described below.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioners' Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the

- 2 -

property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of July, 1986, that the Petition for Special Exception for a Class B group child care center be and is hereby GRANTED from and after the date of this Order.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl
cc: Stephen J. Nolan, Esquire
Ms. Linda Bratcher
People's Counsel

Mr. A. Jablon
Page 2
May 22, 1986

It is requested the site plan be revised prior to a hearing date being set.

Very truly yours,

[Signature]
Charles Lee, Chief
Bureau of Engr. Access
Permits

by: George Wittman

CL-GW:es
enclosures

ORDER RECEIVED FOR FILING

DATE July 23, 1986
BY [Signature]

ORDER RECEIVED FOR FILING

DATE July 23, 1986
BY [Signature]

ORDER RECEIVED FOR FILING

DATE July 23, 1986
BY [Signature]

- 3 -

U. S. POSTAL SERVICE ROUTING SLIP		DEPT. OFFICE OR ROOM NO.	APPROVAL SIGNATURE DATE
TO:			
1			
2			
3			
4			
5			
6			
FROM:	J. F. Stocker Postmaster, Fork, MD 21224		EXTENSION ROOM NO.
DATE	7-3-86		
REMARKS:	I feel a child care center at the proposed location, would be an asset to the neighborhood.		
PETITIONER'S EXHIBIT 4			

87-1-X

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
day of June, 1986.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner William A. Lipinski, et al Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: June 23, 1986
Norman E. Gerber, AICP
FROM: Director, Office of Planning & Zoning
SUBJECT: Zoning Variance Petition No. 87-1-X

This office believes that the proposed use is quite appropriate for this former Baltimore County School facility; however, the plan should be revised in accordance with the comments of this office's representative to the Zoning Plans Advisory Committee.

[Signature]
Norman E. Gerber, AICP

NEG:JGH:bjs

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 20, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo

Chairman

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Mr. William A. Lipinski
7917 High Pt. Road
Parkville, Maryland 21234

RE: Item No. 404 - Case No. 87-1-X
Petitioner: William A. Lipinski, et al
Petition for Special Exception

Dear Mr. Lipinski:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

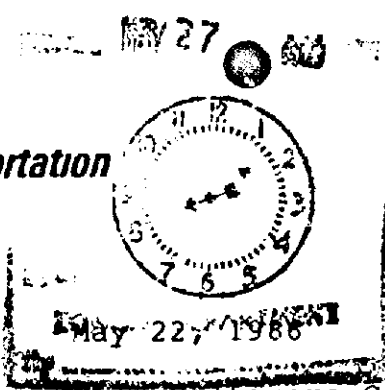
[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Hanna Fire Engineering Corporation

Maryland Department of Transportation
State Highway Administration



William K. Hoffmann
Secretary
Hal Kassoff
Administrator

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Baltimore County
Item #404
Property Owner: Henry
Florini, et al
Location: NW/4 Harford
Road (Route 147) 242'
SW of Fork Road
Existing Zoning: B.L. and
R.C. 5
Proposed Zoning: Special
Exception for a group
child care center -
Class B
Acres: 2.5
District: 11th

ATTENTION: JAMES DYER

Dear Mr. Dyer:

On review of the submittal for the proposed Day Care Center, and field inspection, the State Highway Administration will require the site plan to be revised.

The revised plan must show modification of the existing circular entrance, with S.H.A. Type "A" concrete curb and gutter improvements along the frontage of the site.

Be advised this modified access will only be acceptable for the above use, any additional change or major modification will require a single point of access of 25'-35' in widths and channelization to meet SHA standards.

A 20' ingress and egress width must be maintained through out.

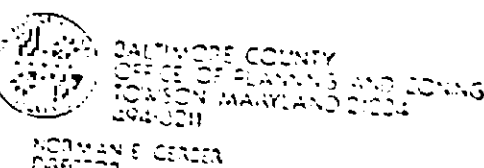
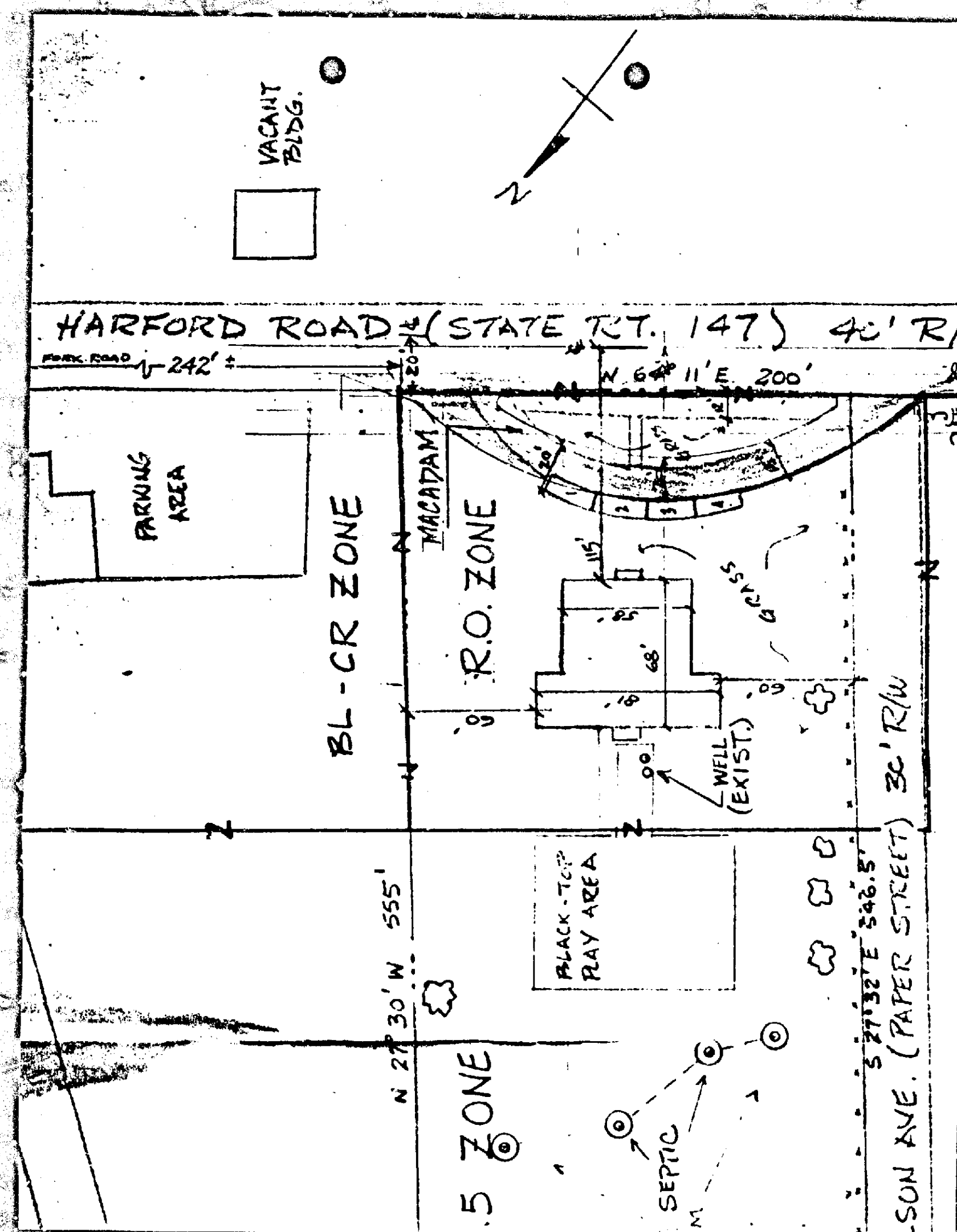
S.H.A. Type "A" concrete curb and gutter must be offset 24' from the centerline of Harford Road, with the existing 60' Right-of-Way (30' 1/2 section) and proposed 80' Right-of-Way (40' 1/2 section) shown.

Any and all work within the S.H.A. Right-of-Way must be through S.H.A. Permit with the posting of a Bond or Letter of Credit to guarantee construction.

Continued

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717

6/22/87



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

June 17, 1986

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

There are no site planning factors requiring comment.

A County Review Group Meeting is required.

A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.

This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.

A record plat will be required and must be recorded prior to issuance of a Building Permit.

The access to this site is not satisfactory.

The circulation on this site is not satisfactory.

The parking arrangement is not satisfactory.

This property contains soils which are defined as wetlands, and development on these soils is prohibited.

Construction in or alteration of the Floodplain is prohibited under the provisions of Section 20-59 of the Development Regulations.

Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

The proposed development plan was approved by the Planning Board.

The property is located in a Baltimore County Landscaping Manual, Bill 100-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The coefficient service

The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 100-79. The site conditions change and are evaluated annually by the County Council.

Additional comments:

CC: James Howell

Europe A. Sater
Chief, Current Planning and Development



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

May 20, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Zoning Plans Advisory Committee

Re: Property Owner: Henry Fiorini, et al

Location: NW/4 Harford Rd., 242' SW of Fork Road

Item No.: 404 Zoning Agenda: Meeting of 5/20/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Noted and Approved
Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

June 5, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 104: Zoning Advisory Committee Meeting are as follows:

Property Owner: Henry Fiorini, et al
Location: NW/4 Harford Road, 242 feet SW of Fork Road
District: 11th.

APPLICABLE ITEMS ARE CIRCLED:

(X) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 87-45, the Maryland Code for the Building and Apes (L.A.M.C. 20-1-1 - 20-1-10) and other applicable Codes and Standards.

(X) A building and other miscellaneous permits shall be required before the start of any construction.

(X) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

(X) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

(X) All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire of party exterior wall within 3'-0" of an interior lot line.

(X) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office must be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

(X) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

(X) When filing for a required Change of Use/occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or depending on the occupancy load.

(X) The proposed project appears to be located in a Flood Plain. Flood/Overturn. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill 87-45. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

(X) Comments: Not more than six children under 24 years of age permitted unless building is made to comply to an "Institutional Use Group II" category. See Council bills #50-85 and #51-85. See Code Sections 307.3, 304.1 for use group. Building shall comply with Table 501 for the proposed use.

(X) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 112 of the County Office Building at 211 Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Shuman
B. C. E. Shuman, Chief
Building Plans Section

4/27/86

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 404, Zoning Advisory Committee Meeting of MAY 20, 1986

Property Owner: HENRY FIORINI

Location: NW/4 Harford Rd., 242' SW of Fork Rd. District 11

Water Supply Private Sewage Disposal Private

COMMENTS ARE AS FOLLOWS:

() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

() Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for each installation/s before work begins.

() A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

() A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

(X) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 404 Zoning Advisory Committee Meeting of MAY 20, 1986
Page 2

() Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.

() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.

() Soil percolation tests (have been/must be) conducted.

() The results are valid until _____

() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.

() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test _____

() shall be valid until _____

() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

() If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

() Others: The Health Dept. recommends approval of this petition after petitioner has adequately addressed Health Dept. comments dated Feb 6, 1986. (SEE Attached Letter.)

John J. Foxrest
John J. Foxrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

June 19, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 404 -22C-

Property Owner: Henry Fiorini, et al

Location: NW/4 Harford Road, 242 feet SW of Fork Road

Existing Zoning: B-1 and R-C, 5

Proposed Zoning: Special Exception for a group child care center - Class B

Acres: 2.5 acres

District: 11th Election District

Dear Mr. Jablon:

All access to this site must meet the State Highway Administration's standards.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt



12,536 HARFORD RD.
CASE # 87-1-X
PETITIONER'S
EXHIBIT 6

6/22/87

Schedule

Periods of physically active play are alternated with more quiet activities such as stories, discussions, songs, art activities, etc.

Snacks and meals are served with aid from the children in preparation and clean-up.

A hot lunch is served at noon followed by a rest period.

Outdoor activities are planned daily except in the case of extremely inclement weather. Appropriate attire must be provided by the parent.

Space

As children learn through movement, sufficient space is provided for movement between areas and space for active play is available.

Outdoor activities are benefitted through the use of: sunny and shaded areas, equipment for large muscle development, areas for quiet play, digging, water play, and sufficient equipment for all children.

Each child has her/his own space for coats, clothing, and possessions.

Each child has a cot for naps which is situated in a specific place each day for rest times.

Food Services

Breakfast, lunch and snacks are served daily.

Children are included in the preparation and serving of the food.

The meals and snacks served are balanced nutritionally and served attractively.

Meals are served with no longer than a three hour interval.

Current menus are posted as served.

Tuition and Fees

Tuition is payable one week in advance on the first day of attendance. A registration fee of \$20.00 is required and will be applied to the last week's tuition when a minimum of two week's notice of termination is given. With less than two weeks notice the registration deposit is forfeited.

Because of operational expenses, tuition charges are applied at all times, with the exception of absences longer than two weeks at which time half-rates will apply. The Children's Corner reserves the right to fill the vacancy in the event of an absence longer than two weeks.

Arrivals and Departures

A good day depends on a good start. Please bring your child in the center in the morning and make sure his/her presence is recognized by the adult in charge. If the class is outside, walk your child to the playground.

When you return for your child, please be certain the adult in charge is aware of your arrival. Please be on time: it is upsetting to a child to be left beyond normal departure time.

It is important that you notify the center if someone other than yourself is to pick up your child.

PLEASE USE THE REAR ENTRANCE AND PARKING LOT AREA ONLY. THERE IS NO PARKING IN FRONT OF THE BUILDING. CHILDREN ARE NOT TO BE DISCHARGED NOR WILL THEY BE PERMITTED TO LEAVE THE CENTER BY THIS ENTRANCE. PLEASE COOPERATE.

Illness

If your child has become ill during the day you will be notified as soon as possible. It is necessary that children who are ill be isolated from the other children. Group centers by law are required to refuse admittance to a child who is ill. You are urged to plan ahead for a responsible adult to be on call in case of an emergency.

Outdoor Play

Children need outdoor time everyday except in the case of very bad weather. Your child should be well enough to participate in our time outside. If a child is not well enough to play outside, s/he should probably be at home.

Please provide your child with the appropriate clothing for outdoor play.

Mittens, boots, snowpants/snowsuits, and extra clothing (especially socks) for winter are necessary as we go outside every day. Bathing suits, cover-up or T-shirt, towel, and shorts are appropriate in the summer as we play in the water often. For spring and fall, boots and rain-coats are necessary.

Clothing and Bedding

Please dress your child comfortably for active play so s/he will feel free to participate in all activities. We encourage self-help skills: clothing which your child can easily handle is most appropriate.

At least one complete set of clothing must remain at the center. All children have accidents occasionally and should be expected. Please refrain from expressing surprise or dismay. Your child is probably upset already. Please mark all belongings and try to exchange extra clothing for appropriate size and season. Your child also will require a small blanket, sheet or large towel, and a pillow for rest time. These must be laundered on the weekend and returned on Monday.

The purpose of the program:

To help children grow by considering:

- the individual potential of all children
- the need for an environment rich in healthy experiences
- the importance of adult relationships in providing love and security

To provide situations in which a child can teach himself to grow

To aid parents in any way possible:

- provide good nutrition
- maintain reasonable hours of operation
- stress involvement in child's daily living experiences
- referral to Health authorities if requested or needed
- provide peace of mind regarding care of child while parent is at work

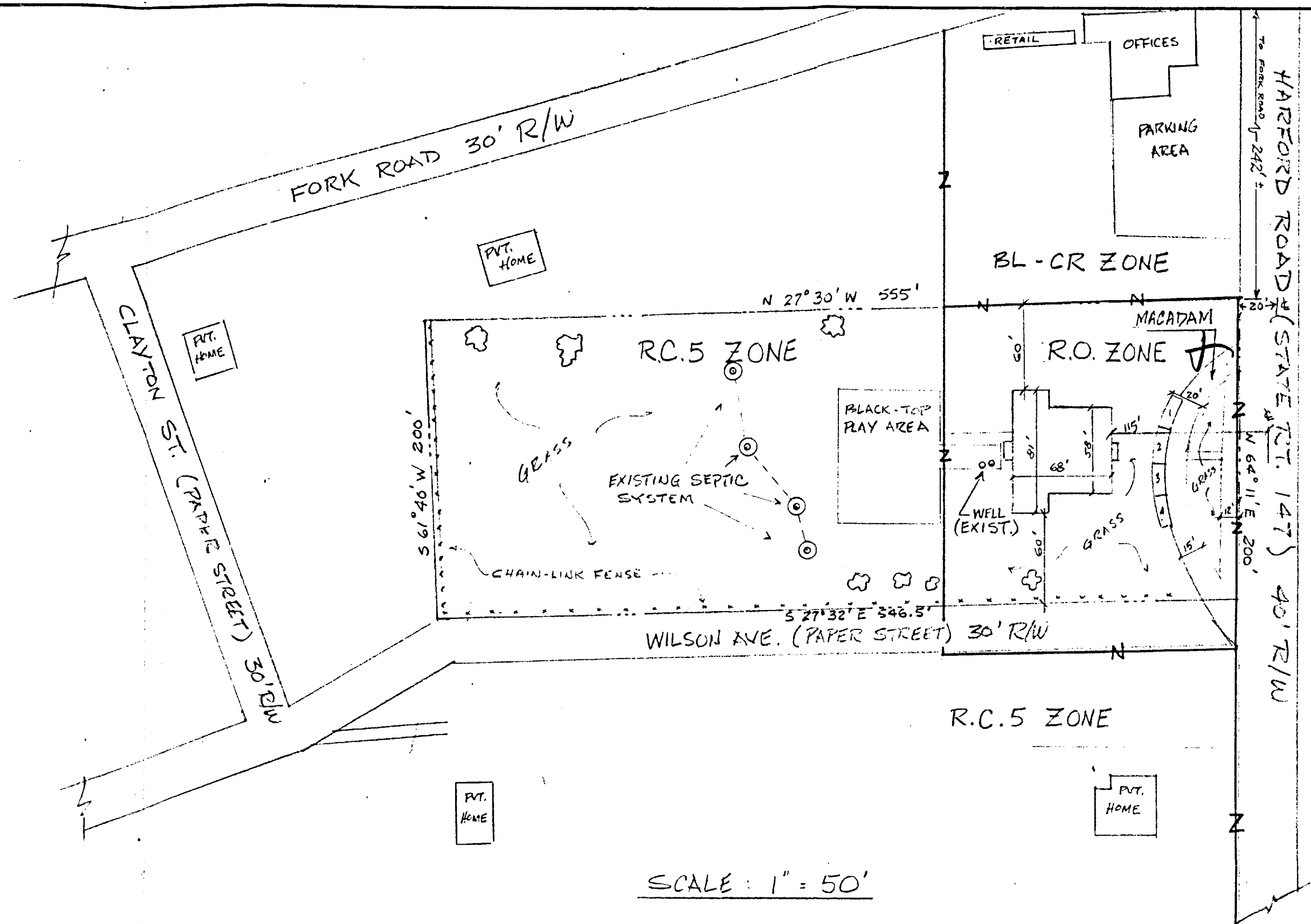
A program of physical development is important:

A program designed to promote maximum physical development will contribute to the child's social and emotional needs and intellectual growth. Such a program will enable a child to learn the skills necessary for his/her happy and secure future.

- it will prepare him/her for future school activities
- it will develop a child's curiosity and experimentation
- it should give the child the opportunity to grow at his/her own rate
- it should give the child the richer experiences needed to complete growth in each stage of development
- it should enable the child to grow inwardly, outwardly, and emotionally

Program Objectives

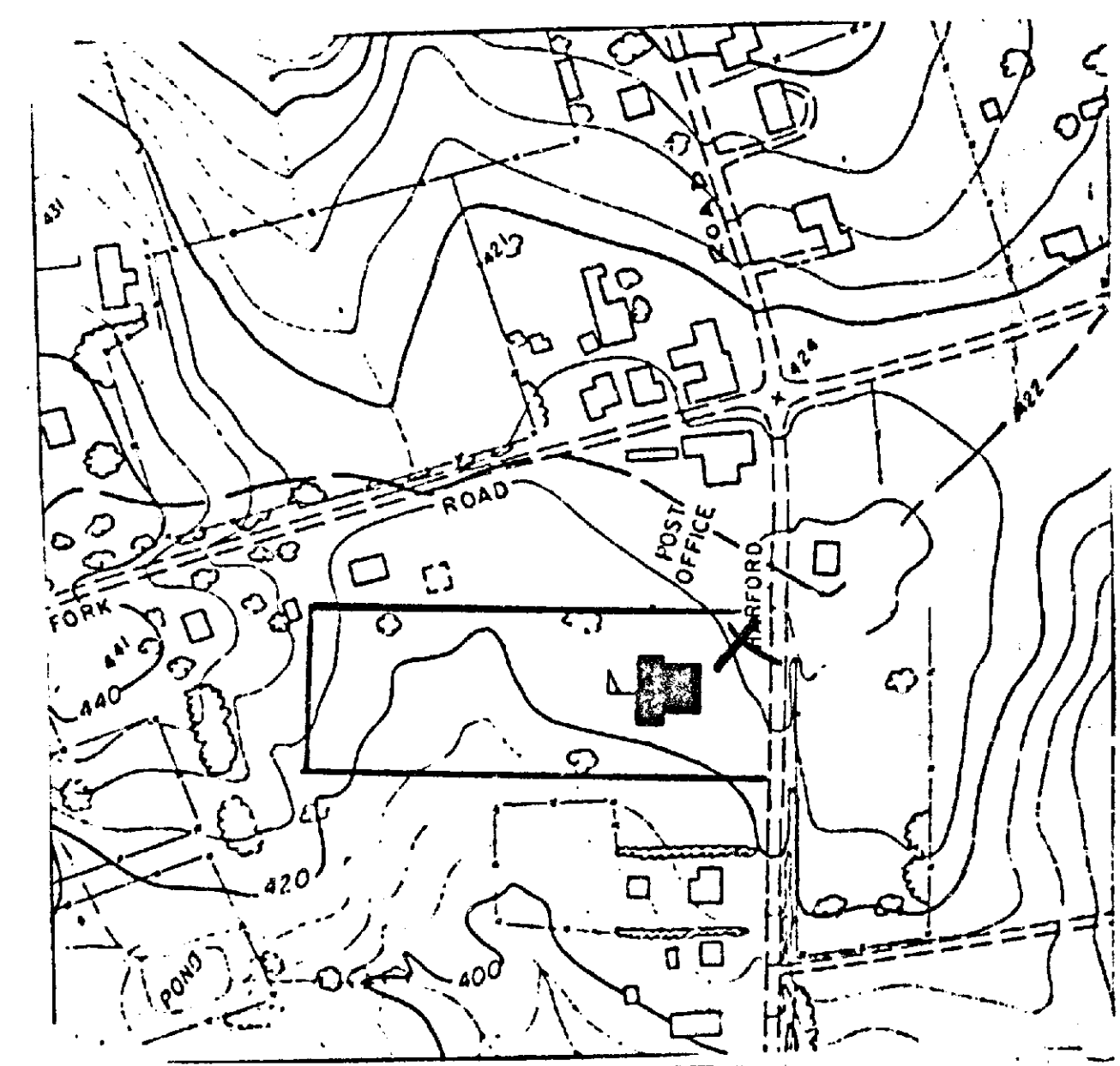
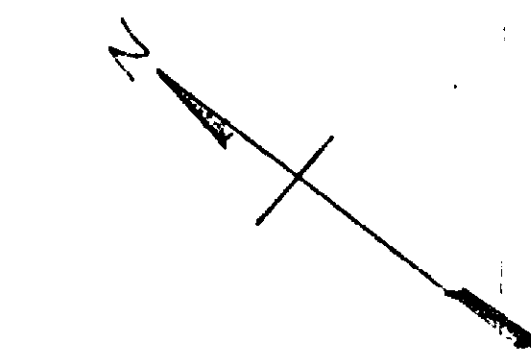
1. Provide a safe, secure, caring environment for children two through ten years on a part or full time basis.
2. Provide parents of children enrolled in the center with the security that their children are well cared for in a loving, secure environment.
3. Provide an atmosphere structured to foster family ties.
4. Provide an atmosphere in which the development of socialization skills are encouraged with the emphasis on cooperation, self-awareness, and positive self-image.
5. Provide balanced meals, foster nutrition awareness through hands-on experiences.
6. Provide learning experiences which foster knowledge by providing positive reinforcement of attempts to accomplish new tasks and explorations on an individual level.



SCALE: 1" = 50'

FORMERLY "FORK ELEMENTARY SCHOOL"
BALTIMORE COUNTY BOARD OF EDUCATION
PROPOSED USE - CHILD DAY CARE CENTER

VACANT BLDG.



SCALE 1" = 200'
DATE OF PHOTOGRAPHY APRIL 1958
LOCATION FORK
SHEET N. E. 16-1

SITE INFORMATION FOR 12,536 HARFORD ROAD

ELECTION DISTRICT NO. 11
DEED REFERENCE LIBER 6272 FOLIO 664
OWNERS: WILLIAM A. LIPINSKI, HENRY FIORINI, JOHN FIORINI, JACK FIORINI
PREVIOUS USE: BALTIMORE COUNTY ELEMENTARY SCHOOL
PROPOSED USE: CHILD DAY CARE CENTER
PARKING REQUIRED: TOTAL 4
1/TEACHER X 3 TEACHERS = 3
1/DIRECTOR X 1 DIRECTOR = 1
PARKING AVAILABLE: TOTAL 4

#404
12/1/87
86-530-X
OFFICE COPY

Hanna Fire Engineering Corporation

704 East Joppa Road, Suite 702 Baltimore, Maryland 21204-3048 Telephone (301) 921-6824

TOLERANCES		REVISIONS			THE CHILDREN'S CORNER	
(ACCEPT AS NOTED)		NO.	DATE	BY		
DECIMAL	1				12,536 HARFORD ROAD	
FRACTIONAL	2					
ANGULAR	3				DRAWN BY	SCALE 1" = 50'
	4				CHK'D	DATE
	5				TRACED	APP'D

6/22/87